



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



July 28, 2016

Richard J. Bruckner
Director

TO: Doug Smith, Vice Chair
David W. Louie, Commissioner
Laura Shell, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Diane Aranda, Principal Planner
Special Projects Section

Project No. R2015-02901-(5) – Conditional Use Permit No. 201500130
RPC Meeting: August 3, 2016
Agenda Item: 7

The above-mentioned item is a request to authorize the construction and operation of a 120-bed senior (age 55+) residential care facility and commercial retail center with four buildings that consist of two drive-thru restaurants, a retail store and a gas station with a convenience store within the Neighborhood Business-Development Program (C-2-DP) Zone on 8.62 acres. The Conditional Use Permit will also ensure compliance with the Development Program that was previously approved as part of the West Creek development project (Project No. 98-008). This request also includes an addendum to the Certified Environmental Impact Report (SCH No. 98021052) for West Creek.

At this time, staff has not received a clearance letter from the Department of Public Works due to pending items that require additional review prior to public hearing. In addition, staff has received correspondence from residents within the surrounding community stating concerns of the proposed project in regards to traffic and the proposed gas station's proximity to the existing school and residential, safety and gas fumes. The correspondence documents are attached. Therefore, staff requests a continuance to August 31, 2016 to allow the applicant sufficient time to address the resident's concerns and ensure compliance with all of Public Work's requirements.

If you need further information, please contact Diane Aranda at (213) 974-1522 or daranda@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO AUGUST 31, 2016.

SD:DA

Diane Aranda

From: Cynthia Musnug [cynthiamusnug@yahoo.com]
Sent: Thursday, July 28, 2016 12:13 PM
To: Diane Aranda
Subject: West Creek/West Hills resident

Good afternoon Diana,

I attended last nights meeting in regards to the empty lot. When the announcement was made that the lot would begin development our family was excited. We imagined a more family oriented space though. Junior high kids, a gas station and a senior assisted living community are hard to imagine meshing without constant complaints. Has the developer considered a bowling alley? There are only two in our Santa Clarita valley and their lanes are always to capacity every week. A business of this category may attract other businesses such as restaurants and coffee shops and would make for a great space for families and children in our community and it would definitely attract customers from other all over the Scv.

Thank you,

Cynthia Musnug

Sent from my iPhone

Diane Aranda

From: chrismarkarian@gmx.com
Sent: Thursday, July 28, 2016 9:15 AM
To: Diane Aranda
Subject: Project R2015-02901-(5) Copper Hill shopping Center

I am writing in support of this project. I generally do not get involved but felt compelled to due to misinformation being circulated around by NIMBY's.

The proposed shopping center will provide amenities that are not currently located in the area. A gas station is needed as the closest one is nearly 3 miles from my house. Dissenters talk about already busy traffic from the nearby junior high. Traffic at the junior high occurs about 15 minutes in the morning and afternoon during drop off and dismissal. It's a pretty weak argument.

I urge the County planning body to approve this positive addition to the community.

Chris Markarian

Diane Aranda

From: Ralph Berg [rbergenterprises@gmail.com]
Sent: Thursday, July 28, 2016 8:03 AM
To: Diane Aranda
Subject: R2015-02091-(5) - Conditional Use Permit to authorize a 120-bed senior assisted living facility

Dear Diane,

I am writing to express my concern about the Conditional Use permit to authorize a 120-bed senior assisted living facility in my community at the Southwest corner of Copper Hill and Rio Norte Drive. I am not able to attend the hearing on Wednesday, August 3rd.

What information can I provide you that will help express my opposition to this project? I attended a town hall meeting last night with Fountainhead development. There are many residents that are directly opposed to their plan and we want to be sure our voices are heard. How can I best ensure our opposition is documented without being able to attend the hearing on August 3rd?

Second, Fountainhead development kept saying that they already have the plan approved to build the shopping center with a "big box" retailer, fast food restaurants, and gas station. How can i get a copy of this approved plan? I found a copy of the conditional use permit on the LA County website but i am not clear on what the approved plan is. My main objection is to the proximity to Rio Norte Junior high school and the ingress and egress into the shopping center. Their proposed plan consists of roads that let out onto Vista del rio drive and Rio Norte drive. These streets are already very congested and consist of 1 lane. I am strongly against their proposed plan and they did not listen to our concerns but kept reiterating that they already have the okay to do this.

Please respond and let me know what i can do. I would also like to see a copy of the already approved plan. I am strongly against their conditional use permit and will not support their plan.

Kindly,
Lori Berg

Diane Aranda

From: Claudia Vidal [a_vidal_vargas@me.com]
Sent: Wednesday, July 27, 2016 11:18 PM
To: Diane Aranda
Subject: Copper hill/ Rio Norte development

Hi Diana,

I'm a homeowner at West Creek (Valencia / Santa Clarita). Many neighbors (and me) have many concerns about the building of retails stores and a gas station in the corner of copper hill and rio Norte. We don't want a gas station there. Is there a way to start a petition so that do at happen?

Is there anything we homeowners can do to change the plans the developers have?

I'd really appreciate your input. Thanks a lot!

Andrea Vidal

West Creek Homeowner

Sent from my iPhone

Diane Aranda

From: Claudia Vidal [a_vidal_vargas@me.com]
Sent: Wednesday, July 27, 2016 11:18 PM
To: Diane Aranda
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I'd really appreciate your input. Thanks a lot!

Andrea Vidal

West Creek Homeowner

Sent from my iPhone

Diane Aranda

From: Mike Delgado [mikedelgado23@gmail.com]
Sent: Wednesday, July 27, 2016 8:58 PM
To: Diane Aranda
Subject: Project R2015-02901-(5) Concerns

Good Evening Ms. Aranda,

Myself and many of my neighbors have serious concerns about the proposed project R2015-02901-(5) after a community information session that was provided by the developer tonight. This is a development planned for the corner of Copperhill and Rio Norte Drive in Santa Clarita, CA.

Would you be the best point of contact to send concerns to, or should they be addressed to the Hall of Records location where the hearing will occur?

Sincerely,
Mike Delgado

Diane Aranda

From: Mark Hunter [mchunter78@aol.com]
Sent: Monday, July 18, 2016 11:03 PM
To: Diane Aranda
Subject: Comment for R2015-02901-(5)

Dear Ms. Aranda,

I am in favor of the proposed project (R2015-02901-(5)) located at the corner of Copper Hill Drive and Rio Norte Drive. The types of amenities to be included in the proposed shopping center is much needed in the community, especially the proposed gas station. Currently, the area has a severe deficiency in gas stations. The closest gas station is 2.5 miles away and is often at capacity meaning extended wait times, idling vehicles, and congestion. Adding an additional gas station in the area will help to disburse traffic and reduce wait times/idling vehicles.

Thank you,

Mark Hunter

Diane Aranda

From: Rich Ginter [rich.ginter@gmail.com]
Sent: Friday, July 15, 2016 9:18 PM
To: Diane Aranda
Subject: Copper Hill/Rio Norte development

To whom it may concern,

My name is Rich Ginter, my wife and I are home owners in the West Creek/West Hills community. We live in the West Creek section across from Rio Norte Jr High.

I have a very big concern about the proposal of development on the lot at the corner of Copper Hill Dr and Rio Norte.

I am concerned about the purposes and planned Gas Station that the developer wants to build. While this would be much closer than any other gas stations in our area I question the need to put it on the lot very close to Rio Norte Jr High and to pedestrian parks.

Firstly because the traffic around this area is already very high due to the school zones. Secondly a gas station near residential houses and especially a school seems like a very bad idea considering the harmful environmental, medical, and pollution factor that gas stations bring.

I am strongly opposed to placing a gas station in this lot and would like to have this be put on record when it comes time for a decision.

The developer can speak to the "convenience" of having this gas station near by and play on people's laziness factor. They can also claim there are no environmental or health concerns with this but I will strongly disagree with any point they bring up of having said Gas Station.

I thank you for your time and understanding on this matter!

Sincerely,
Rich Ginter
West Creek Homeowner

Diane Aranda

From: Mindy Worsley [hubbsworz@yahoo.com]
Sent: Friday, July 15, 2016 9:02 PM
To: Diane Aranda
Subject: Oppose Gas Station

I wanted to voice my concerns in regards to the plans to possibly put a gas station in the west creek development lot. This one would cause more traffic in an already over traffics crowded area. Not to mention not safe to have where so many students are walking to and from school. These homes are meant and encouraged to walk to help with traffic. I would not feel comfortable walking or my kids walking with the added traffic and strangers coming into the community for gas. I pray, this will not be located by our community and so close to our schools. Whatever goes there should improve the community and have more resources for the families and students such as places for lunch. A whole foods this side of town would be nice and more fitting to our community.

Sincerely,

Mindy Worsley

Diane Aranda

From: Dan Petkunas [col_dan_california@yahoo.com]
Sent: Thursday, July 14, 2016 10:19 AM
To: Diane Aranda
Subject: Project R2015-02901-(5)

Good Morning, Ms. Aranda.

Regarding the subject project, be aware the prevailing wind in Valencia is out of the N&NW. This wind will blow gas/oil pollutants and smells from the planned gas station straight to the Rio Norte middle school, the Terry Miller park, and the condos next door.

Please, no gas station.

Dan Petkunas
23950 Brescia Dr
Valencia

Diane Aranda

From: Liena H. McCord [smilin_lh@yahoo.com]
Sent: Thursday, July 28, 2016 1:06 PM
To: Diane Aranda
Cc: Liena H. McCord
Subject: West Creek Development Concerns

Hi, Diane. I understand you are the person to contact if we have concerns with the development plans in West Creek in Valencia on the corner of Rio Norte and Copper Hill Road. I'm a resident of West Creek, near Rio Norte Middle School. I'm very concerned about the plan to build a gas station so close to the schools. My children attend an elementary school right up the street and i fear the crowd it will draw to our community, especially with a middle school even closer that will be even more vulnerable to such an exposure without the parents around. For this reason, I'd like to propose the elimination of this part of the plan and keep the gas station out of our community.

Thanks for your attention to this matter.

Liena McCord

Sent from Yahoo Mail on Android